

Common Council of the City of Hudson, Wisconsin  
Monday, September 16, 2019 7:00 p.m.  
Council Chambers of City Hall, 505 Third Street

The Common Council meeting was called to order by Mayor Rich O'Connor at 7:00 p.m. and led those present in the Pledge of Allegiance.

**COUNCIL MEMBERS PRESENT:** Mayor Rich O'Connor, Randy Morrisette II, Bill Alms, Paul Deziel, Jim Webber, Sarah Atkins Hoggatt and Joyce Hall.

**COUNCIL MEMBERS ABSENT:** None

**STAFF MEMBERS IN ATTENDANCE:** Aaron Reeves, Sue Gherty, Scott St. Martin, Geoff Willems, Mike Mroz, Kip Peters, Bryan Watson, Jennifer Rogers, Alison Egger, Michael Johnson, Tiffany Weiss and Catherine Munkittrick.

**OTHERS PRESENT:** Elias Schendel, David Massmann, Rebecca Marsical and members of the Girl Scouts River Valleys and others.

**PRESENTATIONS:**

Swearing in Officers Schendel and Massmann by Judge Sue Gherty

Chief Willems gave a brief introduction of officers Schendel and Massmann. Judge Gherty then swore in Officers Schendel and Massmann.

Girl Scouts Spirit Week Proclamation

A proclamation declaring September 16-22, 2019 as Girl Scouts Spirit Week was presented to members of the Girl Scouts River Valleys.

**PUBLIC HEARINGS**

Public Hearing regarding the Water System Impact Fee Update and proposed ordinance increasing the Water System Impact Fee for the Impact Fee District

Mayor O'Connor opened the hearing for public comment at 7:08 pm.  
There was no public comment. Motion by Alms, second by Deziel, to close the public hearing.

Discussion and possible action Ordinance 13-19, Increasing the Water System Impact Fee for the Impact Fee District

Motion by Hall, second by Webber, to suspend the rules.  
Roll Call Vote: All Ayes (6) Motion carried.

Motion by Hall, second by Deziel, to adopt Ordinance 13-19.

Discussion: Utility Director, Kip Peters, clarified that on the Public Hearing Notice, the word, 'increasing', should be changed to 'updating'. The 2002 Study of the Water System Impact Fee for the Impact Fee District is being updated. In 2002, the Impact Fee Study included Wells 8 and 9 and the O'Neill Water Tower; Well 10 was not included.

City Attorney, Catherine Munkittrick, added that the Impact Fee Study was general; it included supply for the entire area, but Well 10 was understood to be needed as supply. It was included,

but not referenced specifically. The Impact Fee needed to be updated to take into account construction costs of Well 10. The updated Impact Fee will reflect the actual cost of the infrastructure necessary to serve that area. The fee will be collected at building permit issuance for new development.

Kip Peters stated that the new water impact study includes Well 10. There will not be an increase in fees, but rather an update to the Impact Fee Rates. The proposed increase will only affect new developments.

City Administrator, Aaron Reeves, further clarified that the intent is to not put the cost of new development onto the existing homeowners and property taxpayers. The goal is to make new development pay for itself as much as possible as allowed to take the burden off the existing homeowners and property taxpayers.

Kip Peters added that it has been seventeen years since the fees have been updated.

Roll Call Vote: All Ayes (6) Motion carried.

Public Hearing for the request of a Class “B” Beer liquor license submitted by Madison Avenue Wine & Spirits, 1510 Swasey St. Ste. B.

This item was pulled from the agenda.

Public Comments- None

**CONSENT AGENDA:**

- A. Approve the meeting minutes from the September 3, 2019 Regular Council meeting.
- B. Approve the Claims in the amount of \$888,676.68.
- C. Approve the regular operator license applications as listed on the issue sheet.
- D. Place on file the August 13, 2019 Public Utilities Commission meeting minutes.
- E. Approve Brittany Harmon of Companion Animal Control, LLC animal control, pending the signing of a contract.
- F. Approve the Alternate bid submitted by Pember Companies in the amount of \$95,231.25 for the Walnut Street Improvement project
- G. Approval to proceed with the Transportation Impact fee study with Trilogy Consultants in the amount of \$3682.39
- H. Approval to proceed with the Park Impact fee study with Trilogy Consultants in the amount of \$3,156.33
- I. Approval of a fence easement agreement at 2710 Galway Court – John Vukovich
- J. Approval of a certified survey map for (CSM) for 1909 Shasta Drive and St. Croix County tax parcel 236-1994-04-000 – Joel LaVenture
- K. Approval of setting a public hearing date of October 21, 2019 for a zoning map amendment application from R-1, One-Family Residential to RT, Transitional Two-Family at 1031 Second Street – Jay Clairain
- L. Approval of setting a public hearing date of October 21, 2019 for a zoning map amendment application from B-2, General Commercial to RM-2, Multiple Family Residential and a comprehensive plan amendment from General Commercial to Medium

Density Residential at St. Croix County Tax Parcel 236-2070-03-031 – LandDevCo of Hudson, LLC

- M. Approve the annual St. Patrick's Faith and Wellness Walk scheduled for September 18, 2019 from 10:00 a.m. to 12:30 p.m. on Fourth Street between St. Croix Street and River Street.
- N. Approve the street closure on 3<sup>rd</sup> Street for Halloween.
- O. Approve the River Valley Deer Management contract for the 2019-2020 season.
- P. Approve the Yellowstone Trail Heritage Day Event on October 12, 2019 at Lakefront Park.
- Q. Approve the issuance of a Temporary Beer License to The Hudson Hockey Association for their Welcome Back to Hockey 3-on-3 Pig Roast scheduled for September 27, 2019
- R. Approval of a release of utility easements located at St. Croix County tax parcel 236-1975-10-000 – St. Croix Meadows Redevelopment Site

Aldersperson Hall pulled item A

Aldersperson Morrisette II pulled item F

Aldersperson Morrisette II pulled item O

Motion by Morrisette II, second by Hall, to approve the remaining consent agenda items.  
Roll Call Vote: All Ayes (6) Motion carried.

Item A- Approve the meeting minutes from the September 3, 2019 Regular Council meeting.

Hall and Alms pointed out a couple of corrections to the meeting minutes. Pg. 3, under the motion made by Deziel, the word, 'companies' should be changed to chemicals.

Alms pointed out that though he was absent from this meeting and marked as absent, he was listed under Council Members Present.

Motion by Hall, second by Alms, to approve the meeting minutes with both corrections.

Roll Call Vote: All Ayes (6) Motion carried.

Item F- Approve the Alternate bid submitted by Pember Companies in the amount of \$95,231.25 for the Walnut Street Improvement project

Atkins-Hoggatt stated that Lakefront Park is important as it is the first face many people see of our city when they visit, and a good impression will likely bring them back. Deziel agreed that the improvements will be a great addition to the city. It is a destination spot for Hudson and well worth the investment.

Motion by Hall, second by Atkins-Hoggatt, to approve the alternate bid submitted by Pember Companies for the Walnut Street Improvement project.

Roll Call Vote: All Ayes (6) Motion carried.

Item O- Approve the River Valley Deer Management contract for the 2019-2020 season.

Lon Feia, with River Valley Deer Management, stated that thirteen deer has been harvested over the past year with no incidents. Per square mile hasn't increased in the metro areas.

Motion by Morrisette II, second by Alms, to approve the 2019-2020 contract with River Valley Deer Management. Roll Call Vote: All Ayes (6) Motion carried.

Unfinished Business- None

## **NEW BUSINESS**

### Discussion and Possible action on approving Resolution 16-19, Requesting Exemption from County Library Tax

Finance Director, Alison Egger, stated that the City must apply for this exemption annually. The three-year contribution average is calculated, and the average contribution is \$348,000. This exemption is for 2020, the minimum contribution for the exemption.

Motion by Morrisette II, second by Deziel, to adopt Resolution 16-19.  
Roll Call Vote: All Ayes (6) Motion carried.

### Discussion and possible action on approving Resolution 17-19 Authorization to file Urban Forestry and Urban Forestry Catastrophic Storm Grant applications

Public Works Director, Mike Mroz, stated that DNR requires the city to pass a resolution authorizing an agent to sign for grant reimbursements pertaining to urban forestry grants and catastrophic grants.

Motion by Alms, second by Hall, to suspend the rules.  
Roll Call Vote: All Ayes (6) Motion carried.

Motion by Alms, second by Hall, to adopt Resolution 17-19.  
Roll Call Vote: All Ayes (6) Motion carried.

### Discussion and possible action regarding a conditional use permit application for Park Place Village master development plan related to City of Hudson Municipal Code 255-15- Planned Residential Development (PRD)

Tiffany Weiss stated that Park Place LLC applied for a conditional use permit for Lot 12 in the St. Croix Meadows Plat. The conditional use permit goes into dept on specific requirements. Staff is recommending approval with an additional condition that the development agreement for this PRD be approved as well. The document will be provided to council at a future meeting.

Motion by Morrisette II, second by Webber, to approve with the condition of the development agreement. Roll Call Vote: All Ayes (6) Motion carried.

### Discussion and possible action on a final plat for Park Place Village located at Lot 12 of the St. Croix Meadows plat – Park Place, LLC

In conjunction with the previous item, Park Place LLC has applied for a replat of Lot 12. The replat will include fifty-four separate parcels as well as three out-lots, two of which will be used to comply with the green space requirement for the PRD and one will be for a proposed future multifamily development.

Motion by Morrisette II, second by Deziel, to approve the final plat for Park Place LLC with the condition of the development agreement. Roll Call Vote: All Ayes (6) Motion carried.

Discussion and possible action on directing the city attorney draft a purchase agreement for the ambulances for payment in January 2020.

There was discussion regarding the rental space at city hall, the fire hall and the sale of two ambulances. Fire Chief, Scott St. Martin, stated that Lakeview is interested in purchasing two ambulances, but defer the purchase until January. They would like to use them today.

City Attorney, Catherine Munkittrick, added that she'll work with their attorney and have something prepared for the next meeting.

Motion by Deziel, second by Hall, to direct the city attorney to negotiate a contract for the use of the ambulance. Roll Call Vote: All Ayes (6) Motion carried.

City Administrator, Aaron Reeves, stated that staff will identify the remaining assets and try to figure out how to dispose of them. He'll have a list of items ready for council to review at the next meeting.

Discussion and possible action regarding overnight parking on Dominion.

Chief Willems explained that this issue was discussed at a previous Public Safety meeting. Numerous complaints have been received from residents in a nearby apartment complex on Dominion regarding semi-trailers parking overnight. There are no parking limits for commercial districts. This was discussed at the Public Safety meeting and it was recommended to the council for further. Chief Willems added that this is brought to the council's attention for a possible solution.

Aldersperson Morrisette II, stated that they discussed prohibiting parking from 10:00 pm to 6:00 am.

Motion by Morrisette II, second by Hall, to prohibit the parking of tractor trailers from 10:00 p.m. until 6:00 a.m. Roll Call Vote: All Ayes (6) Motion carried.

City Attorney, Catherine Munkittrick, will review the current ordinance and determine if an amendment is needed.

Approve the purchase of 14 Badger Books for the use in elections for the amount of \$26,801.

Motion by Hall, second by Atkins-Hoggatt, to approve the purchase of 14 Badger Books in the amount of \$26,801 using funds from Undesignated Funds.

Aldersperson Deziel asked for additional information on the state security. City Administrator, Aaron Reeves, replied that the State of Wisconsin will supply the software, the updates and security. The State will supply it, monitor it and track it, so the City won't have much involvement at all.



Deziel then asked City Clerk, Jennifer Rogers, to clarify the time savings the machines will provide to staff post-election. Jennifer Rogers stated that depending on the election turnout, at minimum, approximately forty hours of election day data entry will be eliminated with the use of Badger Books.

Alderperson Atkins-Hoggatt added that she believes this to be a good investment. Anything to improve accuracy and alleviate staff time is a good investment.

Roll Call Vote: All Ayes (6) Motion carried.

## **COMMUNICATIONS AND RECOMMENDATIONS OF THE MAYOR**

Common Council Confirmation of the Mayor's appointments of Dave Prissel and Kurt TeWinkel to the Public Utilities Commission

Motion by Hall, second by Alms, to approve the Mayor's recommendations to the Public Utilities Commission. Roll Call Vote: All Ayes (6) Motion carried.

Mayor O'Connor introduced and welcomed new city Administrator, Aaron Reeves. Aaron Reeves stated that he looks forward to working with everyone.

## **ADJOURNMENT**

Motion by Hall, second by Atkins-Hoggatt to adjourn.

Roll Call Vote: All Ayes (5) Motion carried. Meeting adjourned at 7:54 p.m.

I hereby certify that the City Clerk has submitted the foregoing minutes to me and hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Date approved by Council: October 7, 2019

APPROVED:

Rich O'Connor, Mayor



ATTEST:

Jennifer Rogers, City Clerk

